

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, JUNE 9, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: Ron Brown, Assistant County Attorney; John Merrithew, Assistant Director of Planning; Planners: Sophia Fisher, Stephen Gardner, Jane McCarter, Ginny Rowen; Diane Ryburn, Director of Parks, Recreation and Community Services; Brian Fuller, Mark Novak, Parks, Recreation and Community Services; Lou Mosurak, Office of Transportation Services; Nancy Bryan, Recording Secretary.

A. BRIEFING OF THE JUNE 23, 2010 PUBLIC HEARING ITEMS

1. SPEX 2009-0032, CMPT 2009-0011, Arcola Substation

Items for further discussion include distribution of electricity; buffering and screening; dispensation of oil caught by the berm; timeline for minor special exception to the Board.

2. ZMAP 2009-0006, SPEX 2009-0026, Morley Corner Temple Baptist Church & School

Items for further discussion include consistency with Keynote Employment policies; consistency with Land Use Mix policies in Keynote area; lighting impacts; noise impacts; status of completion of Waxpool Road from Faulkner Parkway across the front of the Regency; status of traffic signal at Waxpool and Ashburn Village Boulevard and road widening; timing of road improvements; difference between school associated with a church and an independent school; applicant address reason for not providing a retail market study; rationale for selecting OP; rationale for why a private school is not allowed; explanation of accessory use; comparison of what is comprehensively planned in this area versus what is actually built.

3. SPEX 2009-0008, SPEX 2009-0012, SPEX 200-0013, Corpus Christi Parish, Corpus Christi School & Corpus Christi Convent

Commissioner Syska Disclosure: Regarding the application SPEX 2009-0008, SPEX 2009-0012, SPEX 2009-0013, Corpus Christi School & Corpus Christi Convent, I hereby recuse myself from participating in the application due to a personal interest. Pursuant to Virginia Code Section 2.2-3112 and 2.2-3115, I hereby disclose that I am an employee of the applicant, The Catholic Diocese of Arlington, Virginia, whose address is set forth in the June 23, 2010 Staff Report. I shall not participate in any Planning Commission discussions or vote or in any manner act on this application, nor shall I discuss the application with other governmental officers or employees at any time.

Items for further discussion include access and frontage; scale and design details; circular parking area; artistic rendering; landscaped parking areas; applicant request for an additional 50% parking; signage; connection of Marrwood to Northstar Boulevard.

4. SPEX 2010-0001, Ryan Road Child Care Center

Items for further discussion include a boundary line adjustment to create a single lot; landscape easement as a north buffer modification; inclusion of the access road on the plat.

5. SPEX 2008-0031, LOUDOUN PARKWAY CENTER PARCEL N

Items for further discussion include a traffic signal; pedestrian access onto Loudoun County Parkway; applicant explanation of phasing; location of buildings; design; amount of retail allowed in the remainder of office in a by-right scenario; schematic footprint of other office buildings; what is planned to the North, South, and East of the site.

B. WORKSESSION ITEM

1. SPEX 2007-0040, CMPT 2008-0006, LOVETTSVILLE COMMUNITY PARK

Public Comment:

- Mary Terpak, President, Loudoun Horse Association

The Planning Commission approved CMPT 2008-0006, Lovettsville Community Park, and forwarded the application to the Board of Supervisors for ratification based on the Findings contained in the September 18, 2008 Staff Report and with the Special Exception Plat dated September 10, 2007 as revised through April 2, 2010 prepared by Bowman Consulting Group, Ltd.

AND

The Planning Commission forwarded SPEX 2007-0040, Lovettsville Community Park, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated June 9, 2010 which include the addition of the equestrian crossing Condition, the consultation with the equestrian group in connection with the road design around the equestrian corner, and the addition of the amendment to the LED Condition, and the findings contained within the September 18, 2008 Staff Report.

(8-0-1, Syska absent for the vote).

C. ACTION SUMMARY REVIEW

1. The Action Summary of May 5, 2010 was approved as amended, to add a sentence that various members of the Board of Supervisors and Planning Commission expressed their views of the Draft Chesapeake Bay Ordinance, both pro and con. (8-0-1, Syska absent for the vote).
2. The Action Summary of May 12, 2010 was approved (7-0-1-1, Keirce abstained; Syska absent for the vote).

3. The Action Summary of May 19, 2010 was approved (7-0-1-1, Ronis abstained; Syska absent for the vote).
4. The Action Summary of May 26, 2010 was approved (8-0-1, Syska absent for the vote).

D. DISCUSSION – HAMILTON WELL 14

Ms. Robinson requested that the applicants or the Board, for Board initiated applications, be more specific about their intentions. Further, the Planning Department will identify and notify both the Board and Planning Commission of any material revisions and amendments to the application subsequent to the Planning Commission's recommendations.

Mr. Klancher stated that an application should be kept in Planning Commission worksession until it is sufficiently cleaned up and ready to go and the Commission feels it should move forward by a majority vote. If something transpires after Commission action, and if one voted with the prevailing group, at the subsequent meeting one who voted with the prevailing group would have the opportunity to bring it up for reconsideration. Absent that, a Commissioner can go to staff, the applicant, or their Supervisor.

E. ROUTE 28 KEYNOTE EMPLOYMENT POLICIES CPAM

Staff briefed the Commission on the upcoming schedule. A public input session will be held on June 21, 2010, 6:30 PM - 8:30PM at Loudoun Water.

F. HERITAGE COMMISSION

The Loudoun County Preservation and Conservation Coalition requested to meet with either Mr. Klancher personally, or with the Planning Commission to discuss a Heritage Commission. Mr. Klancher indicated that he would be happy to meet with them personally, but that it would not be appropriate for the Commission to meet with the Coalition as the Board of Supervisors has not charged the Commission with that task.

G. EASTERN LOUDOUN SHERIFF'S SUBSTATION DEDICATION

Ms. Syska relayed Supervisor Delgaudio's gratitude to the current Planning Commission as well as the last Commission for making the Substation a reality. Ms. Syska also thanked the Commissioners and said that the community is very happy and already seeing a big difference.

H. DISCLOSURES

1. Mr. Ronis met on 5/26/10 with Ed Gorski and Gem Bingo to get to know them and understand more what the PEC is doing – no applications were discussed; on 6/2/10 was asked to brief the Lansdowne Homeowner's Association Board as well residents regarding potential impacts of the Chesapeake Bay Preservation Ordinance; had a sidebar conversation with Kurt Krouse after that meeting – he specifically wanted to know how the NCC site would be affected – the conversation was tabled until he could do more research.
2. Ms. Austin had an e-mail exchange with a church representative.
3. Mr. Keirce met on 4/21/10 with Roy Barnett for a tour of the Ryan Road Child Care Center site; on 5/26/10 went on the NAIOP bus tour; 5/18/10 attended a Corpus Christi public meeting in Stone Ridge; on 5/25/10 met with John McGranahan, Bob Hess, and Packie

Crown regarding the Fox Gate development; on 6/3/10 attended the Loudoun County Chamber of Commerce state of the County address by Scott York; 6/7/10 had a phone conversation with Andrew Painter to arrange a meeting regarding the Morley Corner Temple Baptist Church application; 6/8/10 met with Tim Sargent, John Sheltis, and Larry O'Donnell regarding the New Road Dominion Power Substation.

4. Ms. Maio had two telephone conversations with Sarah Howard-O'Brien in conjunction with the Hamilton Well 14 prior to the Commission's decision.
5. Mr. Bayless had a tour of the Eastern Loudoun Sheriff's Substation with Captain Frye – confirmed Commissioner Syska's opinion that it is a fabulous facility, and during the tour, had a brief discussion regarding the Western Loudoun Sheriff's Substation; had an e-mail exchange with Andrew Painter regarding the Morley Corner Temple Baptist Church application.
6. Ms. Syska had an e-mail exchanged with Andrew Painter regarding the Morley Corner Temple Baptist Church application.
7. Mr. Klancher received an e-mail from Andrew Painter regarding the Morley Corner Temple Baptist Church application but have not had a chance to respond; spoke with Sarah Howard-O'Brien regarding the Hamilton Well 14 prior to the Commission's vote; attended and participated in an Open House at Ashburn Village that was attended by Chairman York and Supervisors Water and Miller to talk about the Countywide Transportation Plan and also Ches Bay; had two meetings with Roy Barnett, one to talk about the Corpus Christi application, the other to talk about an upcoming application (currently in the pre-application phase) in Broadlands which will be switching uses between two land bays.

I. HOA MAILING LISTS

Mr. Klancher asked staff to look into the County's HOA database. Mr. Ruedisueli commented that there are a lot of people, particularly in western Loudoun, who are not in HOA's.